

061.A

Map

0001

Block

0001.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 242,400 /

USE VALUE: 242,400 /

ASSESSed: 242,400 /

Total Card /

Total Parcel

242,400

242,400

242,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Owner 1:	BAGWADIA ZUBIN ETAL TR
Owner 2:	HOPE CYRUS BAGWADIA
Owner 3:	SUPPLEMENTAL NEEDS TRUST
Street 1:	87 OAK RIDGE TER
Street 2:	
Twn/City:	LYNNFIELD
St/Prov:	MA
Postal:	01940

PREVIOUS OWNER

Owner 1:	BAGWADIA ZUBIN -
Owner 2:	-
Street 1:	1 HADLEY STREET UNIT1
Twn/City:	CHARLESTOWN
St/Prov:	MA
Postal:	02129

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 637 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	242,400			242,400
Total Card	0.000	242,400			242,400
Total Parcel	0.000	242,400			242,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	380.53	/Parcel:	380.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	242,400	0	.		242,400		Year end	12/23/2021
2021	102	FV	239,000	0	.		239,000		Year End Roll	12/10/2020
2020	102	FV	232,300	0	.		232,300	232,300	Year End Roll	12/18/2019
2019	102	FV	212,000	0	.		212,000	212,000	Year End Roll	1/3/2019
2018	102	FV	175,500	0	.		175,500	175,500	Year End Roll	12/20/2017
2017	102	FV	135,200	0	.		135,200	135,200	Year End Roll	1/3/2017
2016	102	FV	132,500	0	.		132,500	132,500	Year End	1/4/2016
2015	102	FV	116,900	0	.		116,900	116,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGWADIA ZUBIN,	63725-435		6/9/2014	Convenience	1	No	No		
TANG DEBBIE W &	63069-547		12/17/2013	Sub Sale	179,500	No	No		
ORTIZ LOUIS M,	61828-116		5/20/2013		170,000	No	No		
MULLEN JOHN F I	43407-161		7/20/2004		173,000	No	No		
	21471-492		10/1/1991		79,600	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGWADIA ZUBIN,	63725-435		6/9/2014	Convenience	1	No	No		
TANG DEBBIE W &	63069-547		12/17/2013	Sub Sale	179,500	No	No		
ORTIZ LOUIS M,	61828-116		5/20/2013		170,000	No	No		
MULLEN JOHN F I	43407-161		7/20/2004		173,000	No	No		
	21471-492		10/1/1991		79,600	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2010	341	Manual	2,000					REPAIR WATER DAMAG
5/28/2002	753	Alterati	15,000	C				RETAINING WALL 6 F
3/6/2002	120	Porch	13,000	C				REPAIR STEPS AT #1

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2010	341	Manual	2,000					REPAIR WATER DAMAG
5/28/2002	753	Alterati	15,000	C				RETAINING WALL 6 F
3/6/2002	120	Porch	13,000	C				REPAIR STEPS AT #1

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
10/19/2017	Measured	DGM	D Mann
11/6/2000	Hearing N/C		
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	126893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	01:59:47

LAST REV

Date	Time
01/31/18	08:29:28
ekelly	
5323	

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1962	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	4			BR:	2		Baths:	1		HB 0

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	30.6%

## CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.44191527
Const Adj.:	1.06049991
Adj \$ / SQ:	496.974
Other Features:	32723
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349295
Depreciation:	106884
Depreciated Total:	242411

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	0
<b>Totals</b>				
1		4	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	637	496.970	316,570
Net Sketched Area:		637	Total:	316,570
Size Ad	637 Gross Area		637 FinArea	637

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

